

Company registration number: 338535

**Admiral Court Management Company CLG
(A Company Limited by Guarantee and not having Share Capital)**

**Abridged unaudited financial statements
for the financial year ended 31 January 2026**

Admiral Court Management Company CLG
(A Company Limited by Guarantee and not having Share Capital)
Financial year ended 31 January 2026

Abridged unaudited financial statements **2026**

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Admiral Court Management Company CLG
Company limited by guarantee
Financial year ended 31 January 2026

Directors and other information

Directors	Ms Barbara Jordan Mr Barry O'Keeffe
Secretary	Ms Barbara Jordan
Company number	338535
Registered office	C/o Apartment Management Specialists Limited Unit 2, Alpha House Old Navan Road Dunboyne County Meath
Business address	C/O Apartment Management Specialists Limited Unit 2 Alpha House Old Navan Road Dunboyne County Meath
Accountants	Jones & Associates Accountants Limited 15 Killelland Street Ashbourne County Meath
Bankers	Allied Irish Bank 2 St. Brigids Road Dublin 5
Solicitors	Charles B.W. Boyle & Son 70 Middle Abbey Street Dublin 1

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Directors responsibilities statement

These abridged financial statements have been extracted, pursuant to section 353 of the Companies Act 2014, from the statutory financial statements prepared under section 290 of that Act. The following is the Directors Responsibilities Statement accompanying those financial statements.

The directors are responsible for preparing the directors report and the financial statements in accordance with applicable Irish law and regulations.

Irish company law requires the directors to prepare financial statements for each financial year. Under the law, the directors have elected to prepare the financial statements in accordance with Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" issued by the Financial Reporting Council, and promulgated by the Institute of Chartered Accountants in Ireland. Under company law, the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the assets, liabilities and financial position of the company as at the financial year end date and of the profit or loss of the company for the financial year and otherwise comply with the Companies Act 2014.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether the financial statements have been prepared in accordance with applicable accounting standards, identify those standards, and note the effect and the reasons for any material departure from those standards; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors confirm that they have complied with the above requirements in preparing the financial statements. The directors are responsible for ensuring that the company keeps or causes to be kept adequate accounting records which correctly explain and record the transactions of the company, enable at any time the assets, liabilities, financial position and profit or loss of the company to be determined with reasonable accuracy, enable them to ensure that the financial statements and directors report comply with the Companies Act 2014. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Directors declaration on unaudited financial statements

In relation to the financial statements as set out on pages 3 to 8:

- The directors approve these financial statements and confirm that they are responsible for them, including selecting the appropriate accounting policies, applying them consistently and making, on a reasonable and prudent basis, the judgements underlying them. They have been prepared on the going concern basis on the grounds that the company will continue in business.
- The directors confirm that they have made available to Jones & Associates Accountants Limited, Chartered Certified Accountants, all the company's accounting records and provided all the information, books or documents necessary for the compilation of the financial statements.
- The directors confirm that to the best of their knowledge and belief, the accounting records reflect all the transactions of the company for the financial year ended 31 January 2026.

On behalf of the board

Ms Barbara Jordan
Director

Mr Barry O'Keeffe
Director

Admiral Court Management Company CLG
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Unaudited balance sheet
As at 31 January 2026

		2026		2025	
	Note	€	€	€	€
Current assets					
Debtors	9	451		672	
Cash at bank		7,390		5,015	
		<u>7,841</u>		<u>5,687</u>	
Creditors: amounts falling due within one year					
	10	<u>(1,093)</u>		<u>(1,093)</u>	
Net current assets			<u>6,748</u>		<u>4,594</u>
Total assets less current liabilities			<u>6,748</u>		<u>4,594</u>
Net assets			<u><u>6,748</u></u>		<u><u>4,594</u></u>
Capital and reserves					
Sinking fund			4,012		3,007
Members funds			2,736		1,587
Members funds			<u><u>6,748</u></u>		<u><u>4,594</u></u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 Financial Reporting Standard applicable in the UK and Republic of Ireland'.

The notes on pages 5 to 8 form part of these abridged financial statements.

**Admiral Court Management Company CLG
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**Unaudited balance sheet (continued)
As at 31 January 2026**

We, as directors of Admiral Court Management Company CLG state that:

- the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014;
- the company is availing itself of the exemption on the grounds that the conditions specified in section 358 of the Companies Act 2014 are satisfied;
- the members of the company have not served a notice on the company under section 334(1) of the Companies Act 2014 in accordance with section 334(2);
- We acknowledge the company's obligations under the Companies Act 2014, to keep adequate accounting records and prepare financial statements which give a true and fair view of the assets, liabilities and financial position of the company at the end of its financial year and of its profit or loss for such a financial year and to otherwise comply with the provisions of Companies Act 2014 relating to financial statements so far as they are applicable to the company; and
- the company has relied on the specified exemption contained in section 352 of the Companies Act 2014; has done so on the grounds that the company is entitled to the benefit of that exemption as a small company and the abridged financial statements have been properly prepared in accordance with section 353 of the Companies Act 2014.

These abridged financial statements were approved by the board of directors on 23 February 2026 and signed on behalf of the board by:

Ms Barbara Jordan
Director

Mr Barry O'Keeffe
Director

The notes on pages 5 to 8 form part of these abridged financial statements.

Admiral Court Management Company CLG
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Notes to the unaudited abridged financial statements
Financial year ended 31 January 2026

1. General information

The company is a private company limited by guarantee, registered in Ireland. The address of the registered office is C/o Apartment Management Specialists Limited, Unit 2, Alpha House, Old Navan Road, Dunboyne, County Meath. The company is a mutual entity, the principal activity of which is to administer a 10 unit residential development known as Admiral Court, Willie Nolan Road, Dublin 13.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102 Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

3. Accounting policies and measurement bases

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's unaudited financial statements.

Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention modified to include certain items at fair value. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 (the Act) and FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland issued by the Financial Reporting Council. The company qualifies as a small company for the period, as defined by section 280A of the Act, in respect of the financial year, and has applied the rules of the 'Small Companies Regime' in accordance with section 280C of the Act and Section 1A of FRS 102.

The financial statements have been prepared in the Euro Currency (€) which is also the functional currency of the company.

Going concern

The directors confirm that there will be necessary finance, so as to enable the company to continue to operate for the foreseeable future, without curtailment, and pay its liabilities as and when they fall due. For this reason, the directors have adopted the going concern concept in preparing the unaudited financial statements.

Turnover

Service charges are credited to the Income and Expenditure Account on the accruals basis.

Taxation

The company is limited by guarantee under the Companies Act 2014 and is not established for the profit or gain of its members. The company is solely trading for the mutual benefit of its members and accordingly not liable to Corporation Tax in the current year.

Tangible assets

Tangible fixed assets represent the common area at Admiral Court, Baldoyle, Dublin 13. The common area was transferred at NIL cost to the company.

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Notes to the unaudited abridged financial statements (continued)
Financial year ended 31 January 2026

Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4. Sinking fund

The sinking fund represents a specific building investment fund reserve to be used only for the purpose of discharging expenditure reasonable incurred on refurbishment, improvement and/or maintenance of a non-recurring nature. The sinking fund is not guaranteed to cover all unexpected costs of a non-recurring nature. Contributions to the sinking fund are billed each financial period in accordance with Section 19 of the Multi-Unit Development Act 2011. During the financial year ended 31 January 2026, €1,000 was transferred to the sinking fund and interest received. Further transfers may be made to the sinking fund from liquid resources in each financial year.

5. Common Area

The company holds legal title to certain common areas, which were transferred to the company at a NIL cost.

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Notes to the unaudited abridged financial statements (continued)
Financial year ended 31 January 2026

6. Limited by guarantee

The company is limited by guarantee and does not have a share capital. The liability of each member is limited whilst he/she is a member of the company or within one year after ceasing to be a member, for the payment of debts and liabilities of the company contracted before ceasing to be a member, to an amount not exceeding €1.

7. Staff costs

There were no employees during the year apart from the directors and company secretary. All the directors and the company secretary serve in a voluntary capacity. No directors remuneration was paid during the year. The directors and company secretary who held office at year end had, subject to Note 11, no interests in contracts or otherwise with the company. The company does not operate a pension scheme therefore the directors and company secretary are not entitled to a pension on retirement. The average number of persons employed by the company during the financial year, including the directors was 2 (2025: 2).

8. Appropriations of income and expenditure account

	2026	2025
	€	€
At the start of the financial year	1,587	506
Surplus for the financial year	1,149	1,081
At the end of the financial year	<u><u>2,736</u></u>	<u><u>1,587</u></u>

9. Debtors

	2026	2025
	€	€
Service charges receivable	235	100
Prepayments	216	572
	<u><u>451</u></u>	<u><u>672</u></u>

10. Creditors: amounts falling due within one year

	2026	2025
	€	€
Accruals	<u><u>1,093</u></u>	<u><u>1,093</u></u>

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Notes to the unaudited abridged financial statements (continued)
Financial year ended 31 January 2026

11. Related party transactions

During the financial year the company entered into the following transactions with related parties:

	Transaction value		Balance owed by/(owed to)	
	2026	2025	2026	2025
	€	€	€	€
Managing Agents	4,500	4,500	-	-

The Managing Agents are related parties and raised fee notes, including Value Added Tax of €4,500 (31 January 2025 : €4,500) which are fully paid. There were no other transactions with the Managing Agents during the above periods.

The directors are also related parties as defined by FRS 102 "The Financial Reporting Standard Applicable in the UK and Republic of Ireland". The directors are also members of the Company and own units within the development. Directors are therefore personally liable for service charges in accordance with their respective head lease agreements. At 31 January 2026 there was a NIL balance due in relation to the service charges due by directors (31 January 2025 : NIL balance).

12. Approval of financial statements

The board of directors approved these abridged financial statements for issue on 23 February 2026.